

This Instrument Prepared By and Return To:

Nickson E. Pettis

Columbia County, Florida

Inst: 202612019045 Date: 08/31/2026 Time: 11:45AM
Page 1 of 3 B: 1576 P: 1359, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *me*
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel Identification Number: *Sec T Range* 32-5-16 (to be assigned)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 31st day of August, 2026, by and between

NICKSON E. PETTIS, a married man, joined by his spouse, **CLAUDE R. BROWN**, husband, whose mailing address is 446 SW Turkey Glen, Fort White, FL 32038, Columbia County, Florida ("Grantor"),

AND

PATRICIA A. BARLOWE, an unmarried woman, whose mailing address is 692 SW Grandview Street, Lake City, FL 32025, Columbia County, Florida ("Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto the Grantee forever, all the right, title, interest, claim, and demand which the Grantor has in and to the following described lot, piece, or parcel of land, situate, lying, and being in Columbia County, Florida, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee forever.

This conveyance is made as a gift transfer between family members. This is NOT homestead property as to the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

[Signature]
Witness Signature
S. Binns

Printed Name [Signature] 173 NE Hernandez Ave
Lake City, FL 32055

Witness Signature
Sarah Carnier
Printed Name 173 NE Hernandez Ave
Lake City, FL 32055

[Signature]
NICKSON E. PETTIS, Grantor

[Signature]
CLAUDE R. BROWN, joining as spouse

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of August, 2026, by NICKSON E. PETTIS and CLAUDE R. BROWN, who are personally known to me or who have produced FLC DL as identification.

Laura L Baxter
Notary Public, State of Florida
Printed Name: Laura L Baxter
My Commission Expires: March 30, 2029
Commission No.: HH 643100

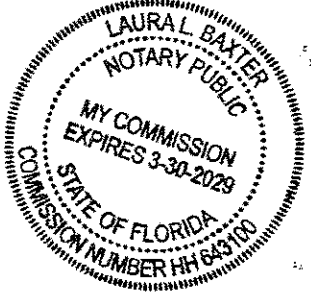


EXHIBIT "A"
LEGAL DESCRIPTION

Part of Parcel 6, "Turkey Crossing," an unrecorded subdivision in Section 32, Township 5 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

Commence at the NW corner of Section 32, Township 5 South, Range 16 East, Columbia County, Florida and run thence S.00°12'18"E., along the West line of said Section 32, a distance of 1340.46 feet to a point on the Easterly right-of-way line of a county maintained grade road; thence S.46°41'52"W., along said Easterly right-of-way line, 109.45 feet; thence S.01°51'20"W., continuing along said right-of-way line, 75.18 feet; thence S.18°05'28"E., along said right-of-way line, 208.53 feet; thence S.06°21'00"W., along said right-of-way line, 360.64 feet; thence N.89°26'42"E., 1555.51 feet to a 1/2" iron rod, LS 5757, marking the NW corner of said Parcel 6; thence continue N.89°26'42"E., 299.22 feet to the Point of Beginning of the herein described lands; thence continue N.89°26'42"E., 220.42 feet to the NE corner of said Parcel 6; thence S.00°03'41"E., along the monumented East line of said Parcel 6, a distance of 656.70 feet to a 5/8" iron rod, LS 4708; thence N.84°05'36"W., 221.62 feet to a 5/8" iron rod, LS 4708; thence N.00°03'41"W., 631.76 feet to the Point of Beginning.

Described lands contain 3.26 acres, more or less.